



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for Vintage Oaks, Tract No 3482, and Appropriating Funds (\$4,700) for the Required Reimbursements

MEETING DATE: September 21, 2005

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and improvement agreement for Vintage Oaks, Tract No. 3482, and appropriating funds for the required reimbursements.

BACKGROUND INFORMATION: The subdivision is located east of Lower Sacramento Road, south of DeBenedetti Park and west of the Ellerth E. Larson Elementary School site, as shown on Exhibit A. The development consists of fifteen single-family residential lots.

Project improvements include installation of utilities and full street frontage improvements (including, but not limited to, curb, gutter, sidewalk, masonry wall, street lights, landscaping and irrigation, street pavement and utility improvements) in Lower Sacramento Road along the project boundary, as well as installation of street frontage improvements (curb, gutter, sidewalk and street pavement) for the adjacent parcels to the north (APN 058-230-05) and south (APN 058-230-04). A portion of the required Lower Sacramento Road street frontage improvements, including curb, gutter, sidewalk, curb returns at Vintage Oaks Court, handicap ramps, residential driveway and street pavement along the project boundary, as well as the adjacent parcels to the north and south, will be installed by the City in conjunction with the City's Lower Sacramento Road Widening (Harney Lane to Kettleman Lane) project. Utility improvements to serve the subdivision, including a 30-inch storm drain line with a 12-inch storm drain line stubbed to Vintage Oaks Court and a 10-inch water tap with a 10-inch water main stubbed to Vintage Oaks Court, will also be installed with the City's project. In conformance with Lodi Municipal Code 16.40, the City is eligible for reimbursement for the cost of those facilities that are the developer's responsibility under the conditions of approval for developer's project. Reimbursement to City by the developer for the cost of Lower Sacramento Road improvements for the developer's project is included in the improvement agreement along with an estimate of the reimbursable costs (\$46,000). The actual reimbursable costs will be determined when the improvements are complete and must be paid prior to acceptance of the project improvements.

The developer of the subdivision has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees (\$54,136.96) for the proposed subdivision. The Development Impact Mitigation Fees (\$249,576.47) will be paid prior to Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project in conformance with LMC §15.64.040. The project is also in the process of being annexed into the Lodi Consolidated Landscape and Maintenance District

APPROVED:


Blair King, City Manager

2003-1 to cover the cost of maintenance and replacement of the reverse frontage masonry wall, landscaping and irrigation, and street trees being installed as part of the project as well as park maintenance associated with the development.

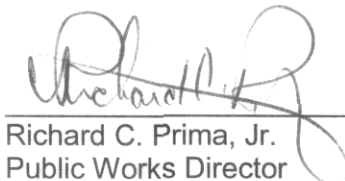
The developer is entitled to reimbursement by the City for the oversizing costs (\$4,615.60) associated with the master plan water mains being constructed by Developer with the project. The reimbursement will be applied as a credit against development impact mitigation fees for water facilities in conformance with LMC 16.40 Reimbursements for Construction. Staff requests that Council appropriate \$4,700.00 for the required reimbursements.

In addition, the developer is installing a wastewater service lateral to serve the parcel to the south (APN 058-230-04). Since the septic system for that parcel is impacted by the street improvements being installed with the City's Lower Sacramento Road Widening project and will be abandoned as part of that project, the developer is entitled to reimbursement for the cost of that work (\$1,300.00). The reimbursement will be made from the Development Impact Mitigation Fees for sewer facilities previously appropriated as part of the Lower Sacramento Road project.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. The maintenance and replacement costs for the masonry wall, landscaping and irrigation and street trees as well as expected increases in park maintenance costs will be funded through the Lodi Consolidated Landscape and Maintenance District 2003-1.

FUNDING AVAILABLE:	IMF – Water Facilities (182450;MWSI023)	\$ 4,700.00
	IMF – Sewer Facilities (previously appropriated) (173110.1836.1850)	\$ 1,300.00


James R. Krueger, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pmf

Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Construction Project Manager
Vintage Oaks, L. P.
Siegfried Engineering
Lodi Unified School District

RESOLUTION NO. 2005-197

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE FINAL MAP AND IMPROVEMENT
AGREEMENT FOR VINTAGE OAKS, TRACT NO. 3482,
AND FURTHER APPROPRIATING FUNDS FOR THE
REQUIRED REIMBURSEMENTS

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for Vintage Oaks, Tract No. 3482, located east of Lower Sacramento Road, south of DeBenedetti Park, and west of the Ellerth E. Larson Elementary School site, as shown on Exhibit A attached; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Improvement Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that funds in the approximate amount of \$4,700 be appropriated from the Impact Mitigation Fee – Water Facilities Fund to provide for the reimbursement to the developer for oversizing costs associated with the master plan water mains being constructed by Developer, in conformance with Lodi Municipal Code Chapter 16.40, Reimbursements for Construction.

Dated: September 21, 2005

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I hereby certify that Resolution No. 2005-197 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 21, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce,
and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk



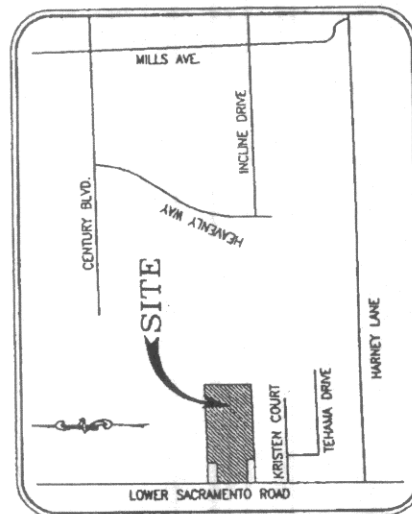
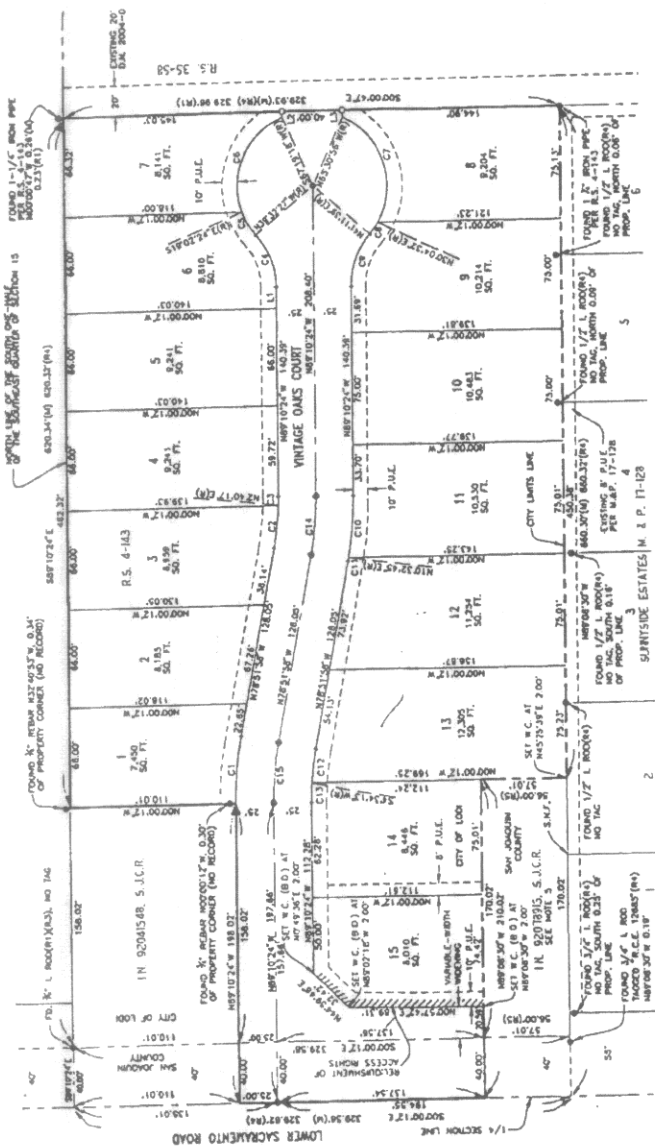
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

VINTAGE OAKS

VINTAGE OAKS



VICINITY MAP
NO SCALE

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE L. MOUNCE

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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BLAIR KING
City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEVEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

September 15, 2005

Vintage Oaks, L.P.
c/o Tokay Development
P.O. Box 1259
Woodbridge, CA 95258

Siegfried Engineering
4045 Coronado Avenue
Stockton, CA 95204

Lodi Unified School District
1305 E. Vine Street
Lodi, CA 95240

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for
Vintage Oaks, Tract No. 3482, and Appropriating Funds (\$4,700) for the
Required Reimbursements

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, September 21, 2005. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch,
Senior Civil Engineer, at 333-6800, extension 2659.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk